



ASHGARRON ASHMORE, SALISBURY, WILTSHIRE

A Versatile Family Home With Equestrian Facilities, Situated In An Attractive Edge
Of Village Location Enjoying Easy Access To Excellent Communication Links

SITUATION

A303 3.5 miles, Shaftesbury 6 miles, Salisbury 19 miles, Blandford 9 miles, London 111 miles

Mainline trains: Gillingham to London/Waterloo (2 hours), Salisbury to London/Waterloo (90 minutes)

International Airport: Bournemouth 18 miles, Southampton 40 miles, Bristol 57 miles, London Heathrow 94 miles

Ashgarron is situated within the popular village of Ashmore, a designated Area of Outstanding Natural Beauty on the Cranborne Chase. The property enjoys excellent communication links with Shaftesbury to the north, Salisbury to the east and the A303 just 13 miles north connecting London to the West Country. Mainline train services are also available from Gillingham, Tisbury and Salisbury.

Education There is an excellent range of schools in the Shaftesbury area including St Mary's Girls School at Donhead St Mary and Port Regis at Motcombe. Salisbury schools include Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove and Cathedral School. Near by villages of Ludwell and Fontmell Magna have their own primary schools. Further details for independents can be obtained from isc.co.uk or via schoolsearch.co.uk. More comprehensive state school information can be obtained via the local authority at wilts.gov.uk.

Local Information Ashmore has been named the highest village in Dorset and the countryside surrounding is mainly farmland and woodland. The area has immense historic and archeological interest including the world heritage site of Stonehenge a short distance to the north east.

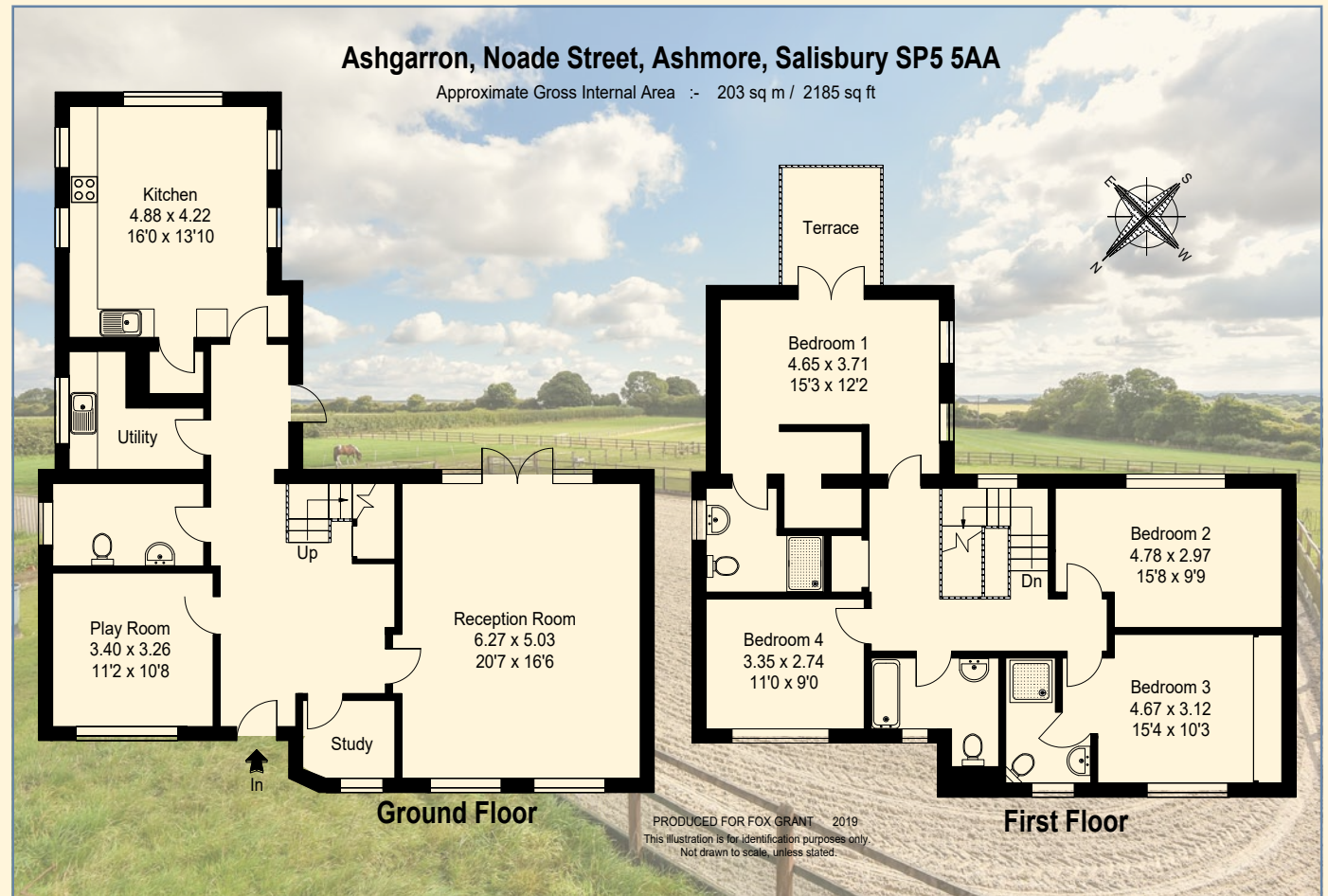
The neighbouring town of Shaftesbury offers a good range of facilities including supermarkets, shops, chemist, surgery, public houses, schools to name a few with a more comprehensive range of services available in nearby Bournemouth or Salisbury.

There are plentiful walking and cycling opportunities directly from the property onto Cranborne Chase and the West Wiltshire Downs with fishing on the Avon by membership of the local angling club. Sailing and water sports are available on the south coast. Racing at Wincanton and Salisbury. Golf can be enjoyed at Rushmore Park.

ASHGARRON

Situated in an attractive, edge of village position, Ashgarron comprises a well presented, versatile family home enjoying delightful views over its own land.

Extensively renovated and refurbished by the current owner, the house itself extends to some 2,185 ft² and offers spacious accommodation arranged over 2 floors.



The property has been finished to a high standard with some examples being the Oak staircase and doors, the Luxe Italian ceramic tiled flooring in the hallway and the fact that the property is meticulously maintained.

There are two entrances to Ashgarron, the front graveled drive leading to the front door with parking for at least 3 vehicles and the rear entrance leading to the barn and stables. The gardens are mainly laid to lawn with mature hedging bordering. A patio area offers outside dining in the summer months and other feature include a rose bed and a pergola.

The property offers extensive equestrian facilities along with brilliant outriding with hours of bridlepaths and byways leading from the village. The land is split into well - proportioned paddocks with post and rail fencing and mains water.

The accommodation comprises:

- Kitchen
- Sitting Room
- Play Room
- Study
- Utility
- Shower Room (ground floor)
- Entrance Hall
- Porch
- Master Bedroom with Ensuite Shower Room, walk in wardrobe and Terrace
- Guest Room with Ensuite
- 2 further Bedrooms
- Family Bathroom

EQUESTRIAN

- Hay Barn (50' x 30') with storm blind, secure storage unit and kennel
- Block built stable block consisting 6 stables, feed store, tack room and WC
- 20' x 40' all weather outdoor ménage with fibre and sand surface
- Paddocks
- Expansive drive offering ample parking

In all the land amounts to about 11 Acres. (There is the option of buying the property with only 7 acres should that be preferable).



AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

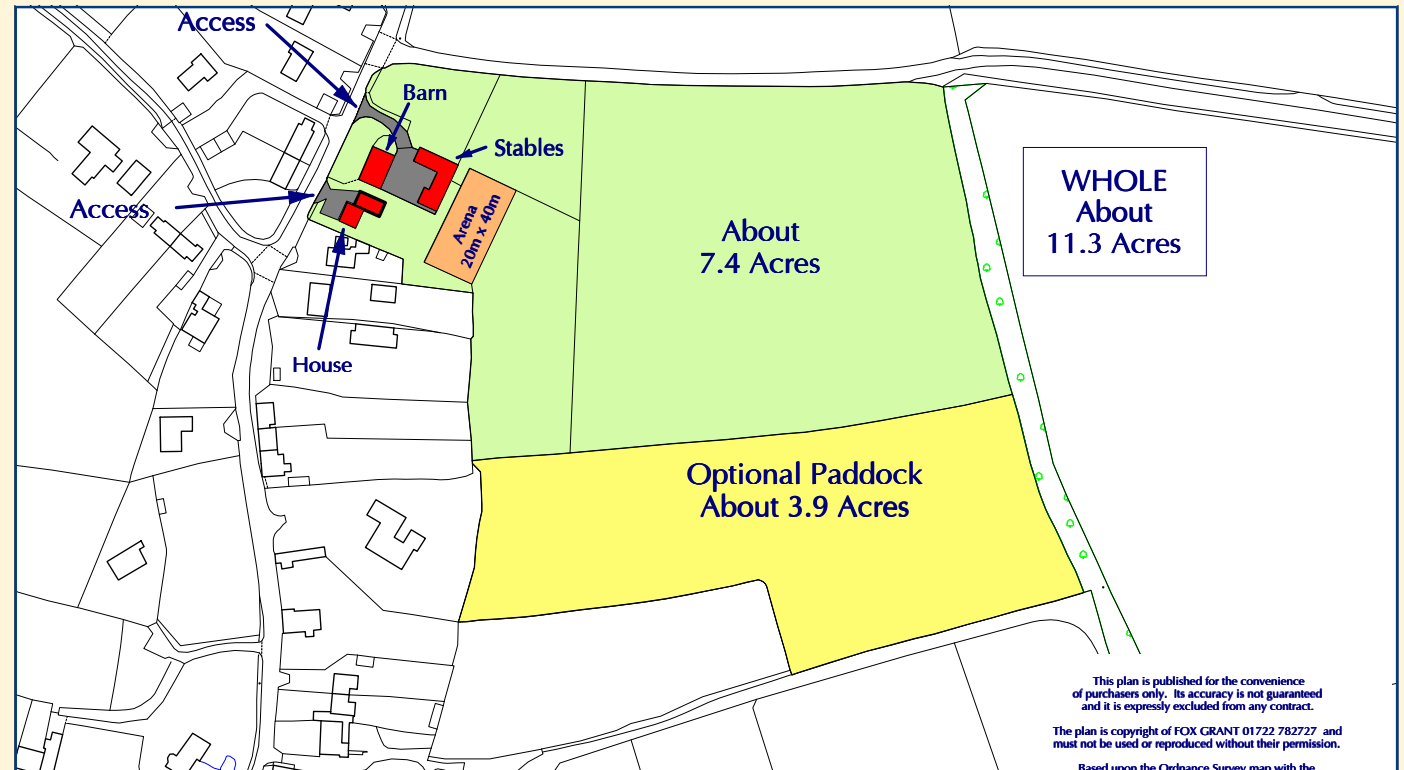
Unitary Authority North Dorset Council Tel: 01258 454111

Council Tax Band "D"

Services Mains water and electricity, private drainage. Electric heating. EPC - C

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Particulars Prepared in January 2019.



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact Jessica Gregory for further details.

foxgrant.com



Jess Gregory



Phil Howard

FoxGrant

**ASHGARRON
SP5 5AA**

DIRECTIONS

From Shaftesbury leave on the B3081 to Blandford. Continue on this road for approx. 6 miles. As you enter the village of Ashmore, Ashgarron is the first property on your left hand side. See location plan for alternative route.

Postcode: SP5 5AA

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COUNTRY
& VILLAGE

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